



8 Hedworth Gardens, St. Helens, WA9 5TX

£450,000



**STAPLETON  
DERBY**

Welcome to this charming detached family home located in the desirable Hedworth Gardens, St. Helens. This spacious property boasts four well-proportioned bedrooms, including a master bedroom with en-suite facilities, two reception rooms, breakfast kitchen, utility room plus down WC. Externally there is a double garage and a driveway providing ample parking spaces.

The layout of the home is designed to cater to family life, with ample space for both entertaining and quiet moments.

This residence offers a tranquil environment, perfect for families seeking a safe and friendly neighbourhood. The location is particularly sought after, with excellent schools nearby, ensuring that educational needs are easily met.

This delightful home presents an excellent opportunity for those looking to settle in a welcoming community while enjoying the benefits of modern living. Don't miss the chance to make this lovely property your own. Viewing is highly recommended to appreciate this family home.









The kitchen features light-colored wood cabinetry. On the left, there are upper wall cabinets and lower base cabinets with drawers. The countertop is dark, and the backsplash is white square tiles. Appliances include a silver toaster, a copper kettle, a gas cooktop, and a built-in oven with a glass door. A knife block and other kitchen items are on the counter. A doorway on the right leads to another kitchen area.



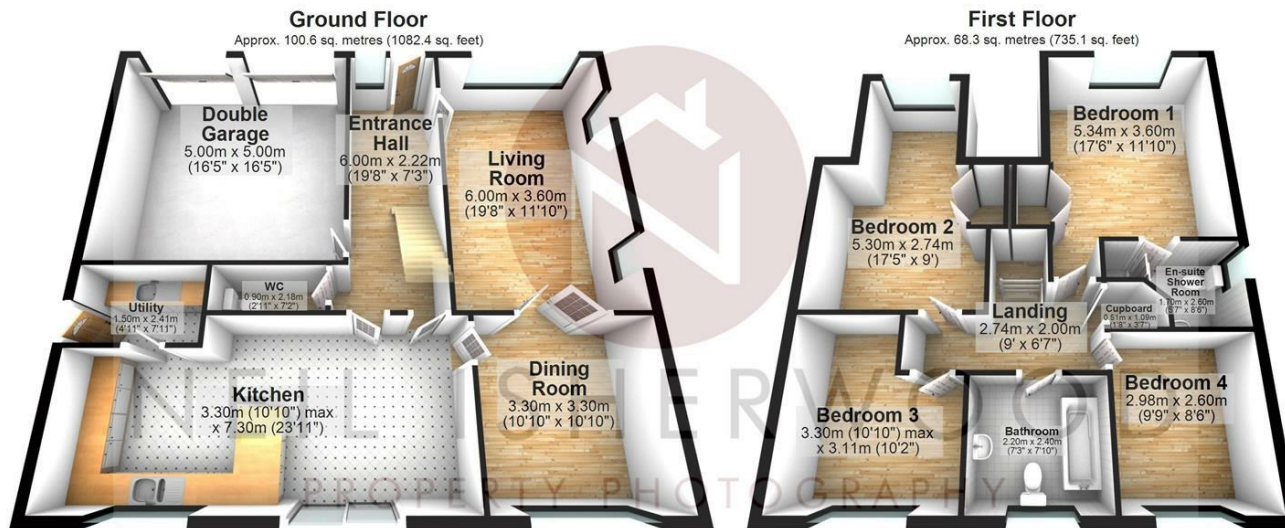
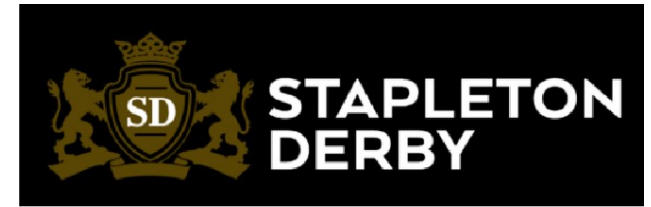
# Stapleton Derby

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Total area: approx. 168.9 sq. metres (1817.5 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.